

Parking Issues at Towne School  
ACHC thoughts  
May 9, 2002

1. ACHC voted on April 25 to have parking on East side of building as defined by OMR and presented at town meeting. Access from Rt. 111 is recommended to be moved west to a more level area.
2. ACHC sent memo to BOS describing the parcel delineation, with the recommended parking location, and requested funding a survey from the Affordable Housing Gift Fund.

May 9 votes by ACHC: (must have's)

1. No parking in the front of the building
2. A minimum of 24 parking spaces, including 2 handicapped, be placed adjacent to the building whether on either side or rear or a combination of all three.
3. That a buffer to the play area from the east side parking be included whether fence or evergreens to protect the parked cars from balls etc.

ACHC Concerns

1. We are creating a home for 19 families, we want it to be attractive. This is a town asset. We do not want it completely ringed by asphalt. We want as much green space as possible and recognize the front of the building is the only practical place to have it open, green, and fully landscaped.
2. We feel every unit in the building is entitled to one assigned space adjacent to the building with a handful of extras to accommodate handicapped residents, drop off's and pick-up's, and/or visitors to the complex.
3. We would accept overflow parking in the remote parking area but it would have to be:
  - Designated for those residents and visitors to the Towne building and so marked,
  - An enforcement mechanism would have to be in place for parking violators
  - it would have to have 2-way access to it,
  - Access from Charter Rd. would have to be allowed
  - there would have to be an agreement as to who would plow and maintain it,
  - it would have to be a guaranteed location for the length of the lease

Process:

1. We need to see a site plan showing all the free space around the Towne Building after the demolition of the McC wing and the library.
2. We need to have the school submit a proposal for alternative parking arrangements in writing, which would include a layout on the site plan

3. We would like to discuss the traffic flow as it relates to a possibility of one way in from Rt. 111 and two way in and out of adjacent parking and remote parking areas with access to and from Charter Rd.
4. We all need to do a site visit together to discuss the options.

Other points:

Town meeting has voted twice to retain the building, it will not be torn down. The housing reuse is the most feasible option. It was supported by 58% of the voters (467) at town meeting with a clear understanding by those present of exactly what the reuse would be. If this option fails due to inability to agree with the delineation of the parcel and/or parking issues, the building will become vacant and unusable and also undemolishable! It is in the best interest of the BOS and the SC to make this work.

We need to see a plan in writing from the SC.

George Frost

**Brown | Sardina, Inc.**

129 South Street, Boston MA 02111  
Phone: 617.482.4703 Facsimile: 617.482.4882

**Fax Transmittal**

Fax number:

To: ROEL

Date: 6.3.02

Company: OMR

Job number: OMR 806

From: KSH

Project name: MCCARTHY TOWNE

Subject: PARKING OPTIONS

Pages: 5

Copy: FILE

For your:

• Review:

• As requested:

Originals to follow:

• No:

• Reply:

• Files:

• Yes:

(4)

Message:

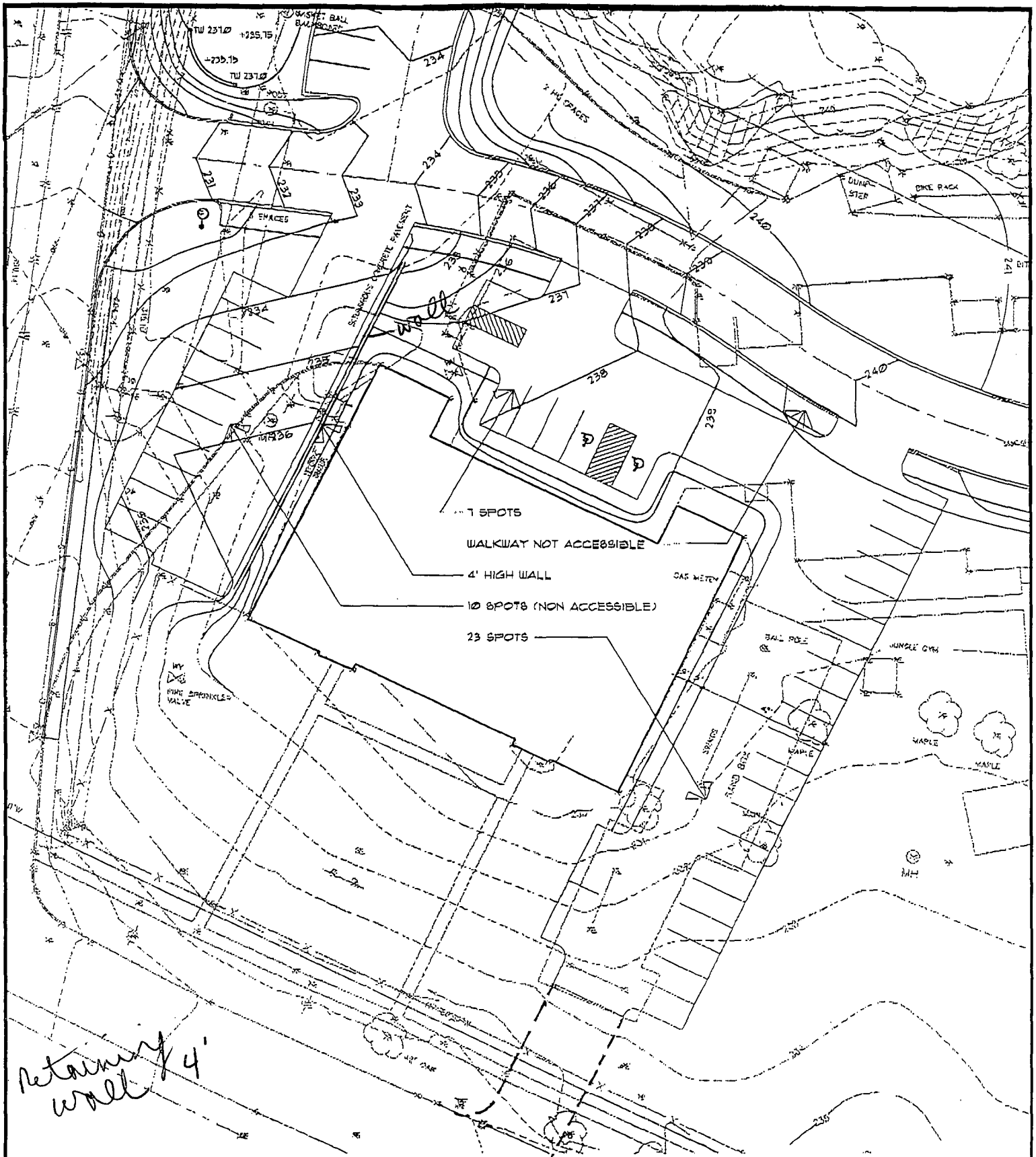
ROEL,

HERE ARE OPTION A THRU D.

THANKS,  
KEN

Roel:

"Topographical concerns only not safety"



The Office of Michael Rosenfeld, Inc., Architects  
 543 Massachusetts Avenue, West Acton, MA 01720  
 voice: 508-264-0160 fax: 508-266-1650 email: omr@tiac.net

**Brown | Sardina**

Planning, Landscape Architecture  
 129 South Street Boston, MA 02111  
 Tel: 617.482.4703 Fax: 617.482.4882

Project Name:

McCarthy Towne Building

Project No:

North

SK Title:

Parking Study - A

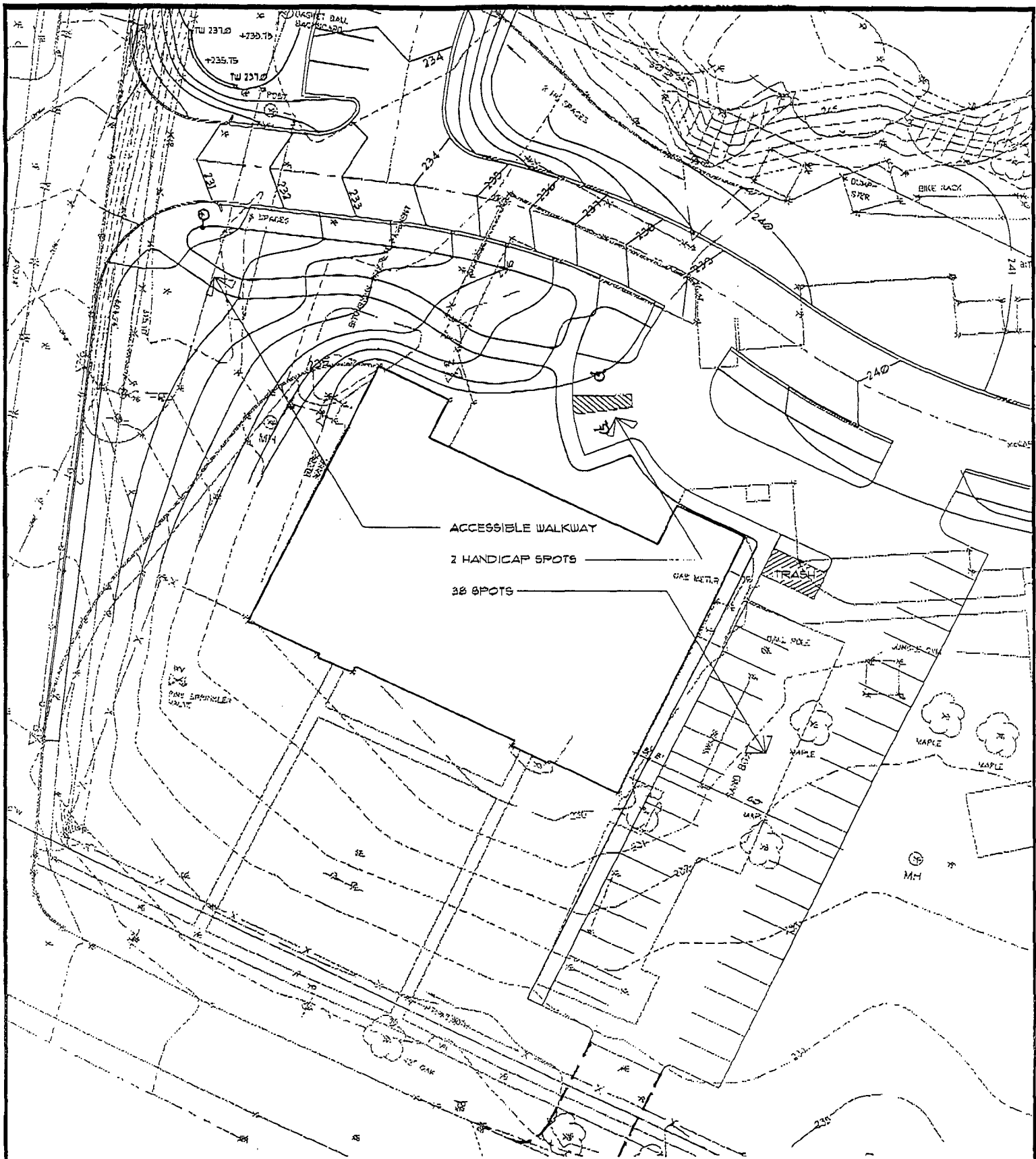
Scale: 1:40

Date: May 31, 2002

Drawn By: KSH

Ref:





The Office of Michael Rosenfeld, Inc., Architects  
 543 Massachusetts Avenue, West Acton, MA 01720  
 voice: 508-264-0160 fax: 508-266-1650 email: omr@tiac.net

Project Name:

McCarthy Towne Building

Project No:

North

SK Title:

Parking Study - B

Scale: 1:40

Date: May 31, 2002

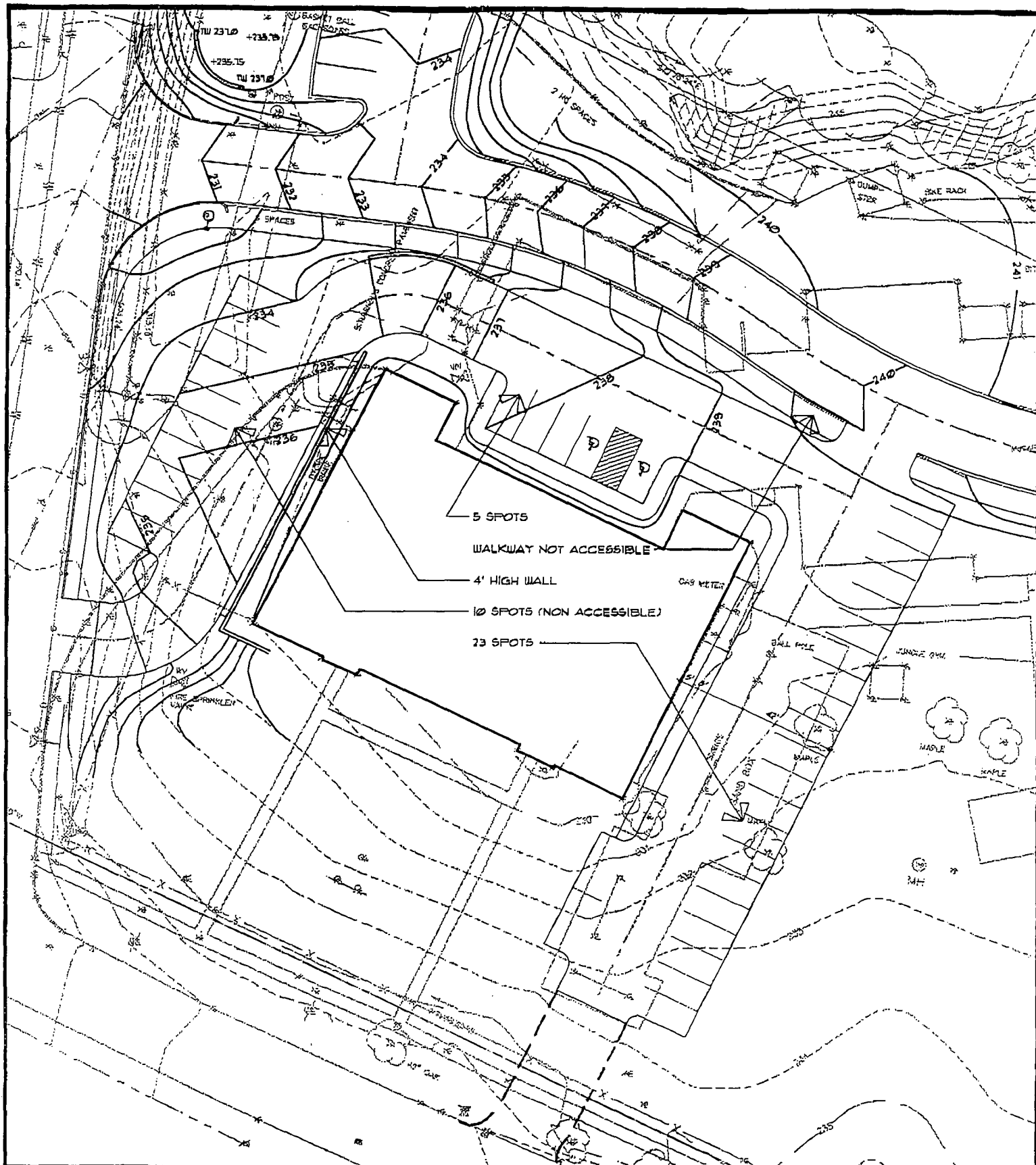
Drawn By: KSH

Ref:

**Brown | Sardina**

Planning, Landscape Architecture  
 120 South Street Boston, MA 02111  
 Tel: 617.482.4703 Fax: 617.482.4882





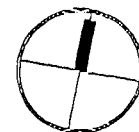
The Office of Michael Rosenfeld, Inc., Architects  
 543 Massachusetts Avenue, West Acton, MA 01720  
 voice: 508-264-0160 fax: 508-266-1650 email: omr@tiac.net

Project Name:

McCarthy Towne Building

Project No:

North



SK Title:

Parking Study - C

Scale: 1:40

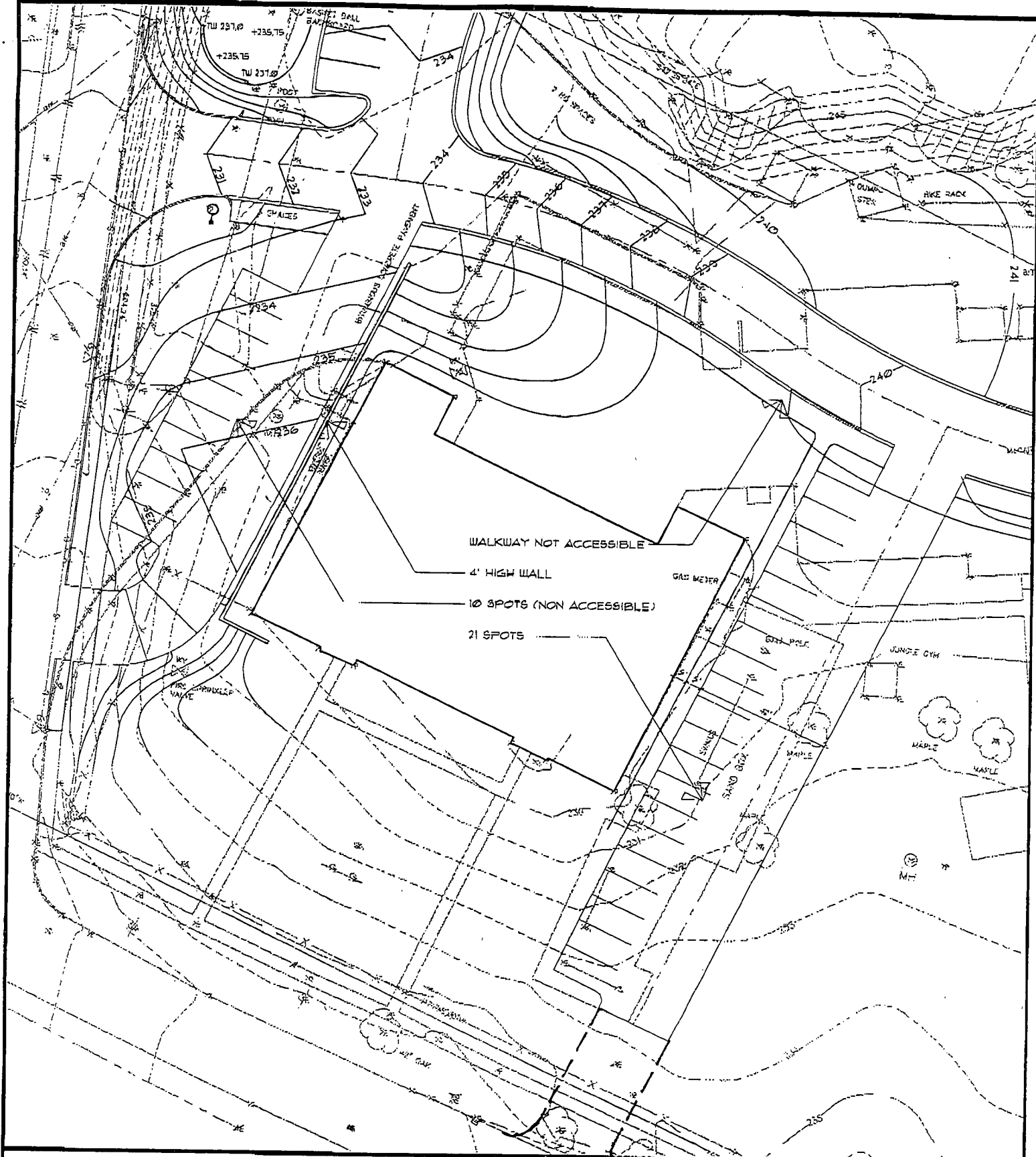
Date: May 31, 2002

Drawn By: KSH

Ref:

Brown Sardina

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**Brown | Sardina**

Planning, Landscape Architecture  
 129 South Street Boston, MA 02111  
 Tel: 617.482.4703 Fax: 617.482.4802

Project Name:

McCarthy Towne Building

Project No:

North

SK Title:

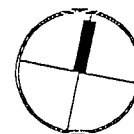
Parking Study - D

Scale: 1:40

Date: May 31, 2002

Drawn By: KSH

Ref:



# Memo

**To:** Board of Selectmen

**From:** ACHC

**CC:** Local School Committee

**Date:** 06/06/02

**Re:** Parking Plan and Parcel delineation Towne School

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## Parking Plan

Members of the ACHC appreciated the opportunity to meet with members of the Board of Selectmen, School Committee, school and town staff and the OMR architect for the purpose of negotiating the needed parking areas for the Towne Building. These were constructive discussions leading to a meeting of the minds on the parking configuration for the Towne Building Housing development.

On 6/6/02, ACHC voted to endorse the OMR Parking Study Plan B that keeps all the required parking on the site and adjacent to the building without the necessity to use any satellite parking. This was the consensus of the group at the 6/4/02 meeting. We understand that the Local School Committee will take up the matter at their next meeting and we are hopeful they will concur with this recommendation.

These are the specifics of the parking plan that we support:

1. Curb cut and access from Rt. 111 will be pursued with MHD.
2. Parking will be within a lot east of the building that will measure 70 feet from the edge of the building.
3. Handicapped spaces will be provided within the parking lot, in space nearest to the main entrance, this is in the front of the building.
4. There will be green space maintained on three sides of the building.



5. Access to the bus driveway from the rear of the parking lot will be allowed, this will serve as a back-up arrangement should the curb cut be denied.
6. Approximately 36 spaces will be provided on site. Overflow parking for visitors, off-hours, will be allowed in the school parking lots. This is not anticipated to be needed for the 19 unit residents.
7. An agreement between the town and the schools concerning the use of the bus driveway will need to be crafted.

#### Parcel Delineation

1. Once members of the Board of Selectmen and the School Committee agree with the recommended Parking plan, the survey of the parcel can commence.
2. We request that the parcel borders stop just short of the sidewalk on the west side of the parcel adjacent to Charter Rd. and also those at the rear of the building next to the bus driveway. Those sidewalks are going to be constructed by the schools as part of the Twin School project and as such, we wish the schools to retain control over them for purposes of maintenance and snow removal.
3. The distance on the East Side should be a total of 70 feet from the sidewall of the building. We hope to preserve the proposed side yards on that side but will attempt to do that within the agreed upon footprint.

If you have any questions, please feel free to call Nancy Tavernier, 263-9611.

Attachment: Parking Study Plan B

BOS

## Acton Housing Authority

**From:** "Tavernier" <tavern@ma.ultranet.com>  
**To:** <bos@town.acton.ma.us>  
**Cc:** "Nancy Tavernier" <tavern@ma.ultranet.com>; "Kevin McManus" <KevinM@NEHE.com>; "Betty McManus" <ahabetty@attglobal.net>; "Dan Buckley" <DJB01720@hotmail.com>; "Peter Berry" <pjb@dwbboston.com>; "Bob Whittlesey" <rbwhittlesey@earthlink.net>; "Trisha Guditz" <Guditz@cs.com>; "Pam Shuttle" <pam.shuttle@state.ma.us>; "Katrina Buck" <ggrossi@msn.com>  
**Sent:** Tuesday, June 18, 2002 2:13 PM  
**Attach:** Bullfinch school.JPG  
**Subject:** Towne decisions

Dear Board members,

I am sorry that I was unable to attend your meeting last night for the discussion on the Towne parcel delineation request from ACHC, as recommended by a negotiating committee of SC/BOS/staff. I have been apprised of the discussion and decisions made by the board last night on this issue.

First of all I want to thank you for the affirmative vote. I am disappointed to hear that there was some disagreement, although it's always healthy to have debate. I hope that we can relieve the concerns of members through further discussion, the ACHC stands ready to meet with any of you to help resolve these fears. Peter worked very hard to craft the proposal that was before you, this was not an easy group of people to put around the table. Everyone came with a strong position.

The ultimate proposal was agreed to by the members of the SC, school staff, Peter, Don and the members of the ACHC. None of the entities got all they wanted. ACHC would have liked more than 70 feet on the east to allow for the design of private yards and adequate buffering to the school play area, we didn't get it and it will be a very tight design; we wanted 40 spaces on site, we will probably end up with 30; the school architect wanted NO parking on the site, he wanted it to be all satellite; the school committee wanted play areas right up to the east wall of the building, they wanted parking in the front; we were offered parking on all three sides virtually paving the entire site over, we fought for as much green space as possible; we explored access off Charter Rd. and found it required a major retaining wall that would have been quite unsightly not to mention costly for the developer. In the end, after exploring all the options in great detail (designed by OMR) and walking the site, it was clear to all present that doing anything other than parking on the east side, with overflow on the school lots, would bring great risk to the viability of the project.

I respect Mike Scanlon, he is hard worker and a thoughtful person. He voted against the demolition of the Towne Building at town meeting, he made a very gracious statement of support to ACHC, but unfortunately he is now out of the loop and obviously did not understand that we are all marching ahead with these plans. His suggestion of parking on the tennis court site was mentioned earlier in our meetings. ACHC had concerns about the residents of the Towne building having to cross the school bus driveway and parking lot to get to their cars, we had even greater concerns about

6/18/02

having to cross a very busy road (Charter Rd.) lugging groceries, small kids etc. Plus I do not think the space he suggests is there.

The Towne Building is going to be the home of 19-20 families for a very long time, we have the responsibility to make it the best project we can. None of us will be here throughout the 50-65 year period to oversee the nitty gritty of day to day living on the site. That is why the parking has to be designed to be fail safe now and not subject to future parking whims of future school committees.

In the end, we must all remember that if the Towne Building reuse is not viable, the building will be left standing as an empty shell because it WILL NOT be torn down. I am quite sure the school children will not be allowed to play anywhere near such a vacant boarded up building. I have attached a photo of one of the Boston schools that sat empty for 15 years until affordable housing was permitted to go into it. We do not want this to be the monument of this project, we want instead to showcase the best our town has to offer, a thriving, viable housing community of grateful residents.

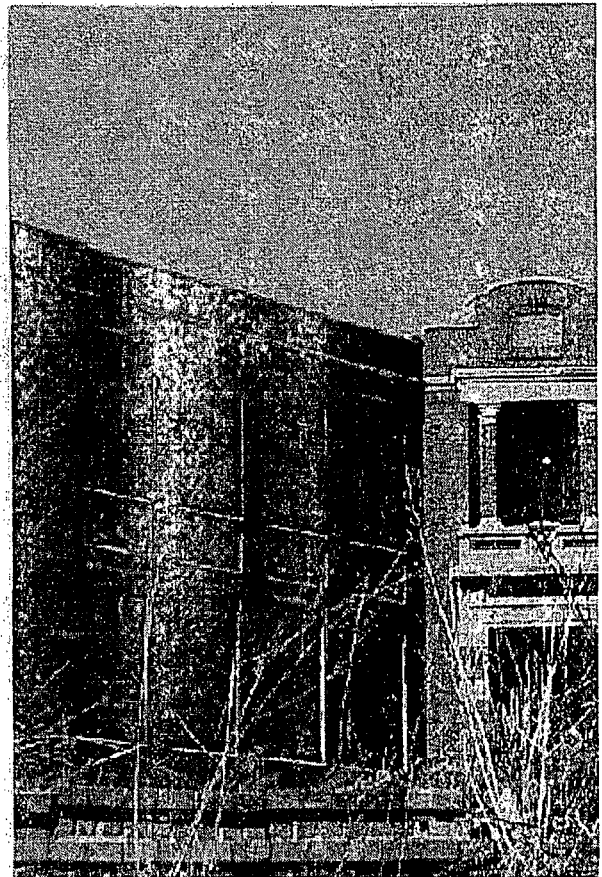
Thank you again for all the support you have given us throughout this 13 month process.

Nancy

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## Book 1 - The E. H. Finch

Pre-rehab  
exterior



To: michael.scanlon@shawgrp.com.  
From: Tavernier <tavern@ma.ultranet.com>  
Subject: Towne Building negotiations  
Cc:  
Bcc:  
Attached: C:\My Documents\Bullfinch school.JPG;

Hi Mike,

I hope you don't mind if I insert myself into the discussion you had with the Selectmen last night and will have with the School Committee on Thursday night. I was unable to attend the meeting last night since I was flying home from my son's PhD graduation in California. I wish I could have been there to help Peter explain the process we have been involved in to date on finding common ground for the parking design for the Towne Building proposal. We have had a process in place that produced an agreement that can easily be defined as a compromise since no one got what they fully wanted and everyone was a little unhappy about the end result!

Having been as devoted to a number of town projects as you have been to the new school construction projects, I fully understand your passion on this issue. You have worked hard on the Building Committee and have contributed to the projects in thoughtful and constructive ways. The vote in April 2001 to keep the Towne Building intact was a blow to your hopes for new play space and I am sure the reaffirmation of that vote this year was a double whammy. I thank you for voting against the citizen petition to demolish the building. I know that was a very difficult vote but a very important one for the harmony of the town and the future hopes of getting voter support for some very important education spending decisions. You most likely heard primarily from school parents during that debate while we were hearing from many, many residents who would have gone totally off on the schools if that building had been torn down. None of us would have won in that scenario, especially not the kids.

Peter worked very hard to craft the proposal that was before the BOS and the SC, this was not an easy group of people to put around the table. Everyone came with a strong position. The first meeting came close to fisticuffs, we (ACHC) felt very threatened. It took a bit of soothing of ruffled feathers to get people back to the table. Marie and Jo-Ann really came through for the school side with a great deal of support from George Frost. Their willingness to have OMR work on 4 different designs was critical to the understanding of the obstacles. Peter and Don represented the Town side and ACHC sent me, Betty McManus and Bob Wittlesey to fill out the table. Roel came with a tremendous bias of wanting no parking on the site whatsoever, that was his opening salvo. Ours was 40 spaces adjacent to the building. Then we settled down and moved gradually to a middle ground.

The ultimate proposal was agreed to by the members of the SC, school staff, Peter, Don and the members of the ACHC. None of the entities got all they wanted. ACHC would have liked more than 70 feet on the east to allow for the design of private yards and adequate buffering to the school play area, we didn't get it and it will be a very tight design; we wanted 40 spaces on site, we will probably end up with 30; the school architect wanted NO parking on the site, he wanted it to be all satellite; the school committee wanted play areas right up to the east wall of the building, they wanted parking in the front; we were offered parking on all three sides virtually paving the entire site over, we fought for as much green space as possible; we explored access off Charter Rd. and found it required a major retaining wall that would have been quite unsightly not to mention costly for the developer. In the end, after exploring all the options in great detail (designed by OMR) and walking the site, it was clear to all present that doing anything other than parking on the east side, with overflow on the school lots, would bring great risk to the viability of the project.

Your suggestion of parking on the tennis court site was mentioned earlier in our meetings. ACHC had concerns about the residents of the Towne building having to cross the school bus driveway and parking lot to get to their cars if the satellite parking was the solution, we had even greater concerns about their having to cross a very busy road (Charter Rd.) lugging groceries, small kids etc. There will be a mix of residents in this building, some young families, some elderly, some handicapped. They have a right to park where they live, this is not the city.

The Towne Building is going to be the home of 19-20 families for a very long time, we have the responsibility to make it the best project we can. None of us will be here throughout the 50-65 year period to oversee the nitty gritty of day to day living on the site. That is why the parking has to be designed to be fail safe now and not subject to future parking whims of future school committees.

In the end, we must all remember that if this Towne Building reuse is not viable, the building will be left standing as an empty shell because it WILL NOT be torn down. I am quite sure the school children will not be allowed to play anywhere near such a vacant boarded up building. I have attached a photo of one of the Boston schools that sat empty for 15 years until affordable housing was permitted to go into it. We do not want this to be the monument of this project, we want instead to showcase the best our town has to offer, a thriving, viable housing development of grateful residents supported by a caring community.

I hate to use the word "beg" but I do beg you to reconsider recommending against this parking proposal. School committee rejection of this agreement will do serious damage to the proposal and will dash the hopes of the 9 dedicated members of ACHC, not to mention Mass. Housing Partnership. We have produced a "model" for the state, a small project in a town owned building that can win local approval. This project is being held up as something really special, we must make it so.

ACHC will plan to attend the SC meeting but if there is anything you want to talk about before then, feel free to email or call me 263-9611.

Thanks for all your years of fine service on the School Committee.

Nancy

TO: ACHC  
FROM: Nancy  
SUBJECT: Towne School parking debate  
DATE: 6/19/02

The first notice I had of "trouble" over the proposed parking plan came in an email from Peter Ashton on Tuesday, 6/18/02:

Nancy:

I'm not sure you got back in time for our meeting tonite, but Mike Scanlon presented two alternative parking scenarios for the Towne Building this evening which caused some concern among certain Selectmen about voting the 70' boundary to the east of the building. The vote ultimately passed 4-1, but I think the SC may be more receptive to Mike's suggestions. One was clearly a rehash of one of the options we discussed with satellite parking in the Twin School lot, but the other one put parking in three places: one (10 spaces) on the west side; 2 spaces (HP) in the rear of the building, and the remaining 26 or so across Charter Rd next to the tennis courts. I think the SC may be reluctant to vote and certain members of the Bos expressed views that other options might be pursued. Don and I tried to point out some of the problems, but in the end I think SC may not vote to go forward on Thursday night. You might want to be there or alternatively talk to Marie or Jo-Ann to get their sense of it.

Peter

I sent a long email to Mike Scanlon on the lines of the one I sent to the BoS which I copied ACHC on. Then Mike and I had a long conversation by phone on Wed. June 19. These are Mike's comments:

What spurred him to action was finding out that the agreement had already been negotiated and was in the process of being presented to the BOS and SC for approval. He was concerned that this was premature, that it was his understanding that the BOS and SC would sit in a big negotiating session in an open meeting with public participation. He was most disturbed to find out it was done privately.

His first comment was that while my town meeting presentation was good, it was totally irrelevant to the question and he was amazed the Moderator allowed it to be given! I asked him was it OK for the proponent to present what would be done if the building was demolished but not what would be done if the building were left standing and wouldn't that have been an uninformed debate?? No response.

He then asked why we didn't have to put in an elevator, how do we get away with not meeting the state building code without an elevator? If an elevator had to go it, it would eliminate 3 units thereby diminishing parking requirements and harming the finances of the project.

He stated the schools have to protect their function and was disappointed that they had given away the store and we got everything we wanted. He did not want any parking on

the site. I asked him what a better plan would be. Here is his proposal that he made to the BOS and intends to make to the SC on Thursday.

1. No parking on the east side, no curb cut from Rt. 111.
2. Allow 30 feet on east side to accommodate the garden apartments and a fire lane, no parking.
3. Put 10 spaces on the west side with access from the driveway, no fear of undermining the foundation as stated by OMR, Mike knows best!
4. Put 2 Handicapped spots behind the building where the main entrance is (however, the main entrance is on the front!)
5. Allocate the remaining 28 spaces to the Twin School lot, removing the island, or part there and part in a new area across Charter Rd. next to the tennis courts.

I asked him how the parking spaces would be guaranteed to the residents for the life of the lease. He said by Easement. I asked him who would maintain, plow, police, and light the parking lot. He had no answer.

He stated that 70 feet on the east is not viable, that we cannot put a fence there and 2 rows of parking, it won't fit. The fence would be destroyed after the first snowstorm. I agreed with him that it is a tight fit.

We terminated the conversation agreeing to disagree and would see each other at the school committee meeting. I promised to follow-up on the elevator issue. I called the Building Dept. and was told that if the renovations exceeded 30% of the assessed value of the building, it would then most likely have to comply with the architectural access board standards but that there were some exceptions perhaps for apartments. It is also possible that because of the Comp permit, the elevator would be waived, a luxury the schools do not have. We need to check on this with other towns who have done such conversions.

I have spoken to three school committee members.

1. Mary Ann Ashton is quite upset about the situation and as the new chairman will make the call on Thursday as to whether or not she will allow it to come to a vote. If she has the slightest indication that it will not be approved, she will hold off on the vote until their July meeting.
2. Jo-Ann Berry was surprised to hear that Mike had gone to the BOS meeting but he had called her over the weekend. She had carefully explained the process and the negotiations that had taken place. He was very angry. She suggests that we make a statement about the potential loss of state grants if we don't get our affordable housing percentage up but since that really only applies to the EO 418 and we are now certified, I prefer not to say that. I would not like this to be a rehash of affordable housing or the project in general. She is solid in her support for the agreement and feels that it would be a terrible political mistake for the schools to reject the agreement in a year when they will be looking for an override.
3. Marie Altieri is also solidly on board. Mike had forwarded to her the email I sent him and she suggested that perhaps I should send one just like it to the school committee. I



have sent it to Mary Ann and asked her to use her judgment about whether to send it on or not. I do not want to start a dialogue tomorrow during the day, I would rather hold our fire until their meeting. She feels there are 4 votes for sure in favor of the agreement.

I recommend we stay the course and I make comments such as:

*stay the course*

1. Do the school have a serious enough need for the 40 ft. strip ( $70-30=40$ ) to make it worth the fight and the complicated arrangements that must be made for the satellite parking.
2. Who will maintain, plow, police and light the parking lot?
- ★ 3. How will the control of the lot be given to the developer? *Must be leased & termi.*
4. We were involved in good faith negotiations and came to an agreement after careful analysis of the options.
5. The Towne Building will not be demolished, the town has spoken. We must accept it and move on.
- ★ 6. Unless a viable option is found, the building will remain boarded up and empty, there clearly will be no local funding for any option.
7. If parking becomes a problem for the housing option, it will not be a viable option.
- ★ 8. The transfer of land between the schools and the town MUST preserve the opportunity for a viable reuse of the building.

*Basic premise  
must have certain amt of land  
to make it feasible  
undermine will of people*

→ *Land must be conveyed to town*

*Talk process*

*gone by books*

*ACHC + SC made accommodations*

*BOS has approved*

*never satisfy town of 20,000. People still  
upset not demolished, we must move forward*

From: MABAshton@aol.com  
Date: Wed, 19 Jun 2002 23:13:38 EDT  
Subject: Thursday Evening APS Meeting  
To: ACHC@town.acton.ma.us, michael.scanlon@shawgrp.com (Michael Scanlon)  
CC: ALTIERIM@aol.com, joannberry@earthlink.net (Jo-Ann Berry),  
bryan@mail.ab.mec.edu (Bill Ryan),  
gfrost@mail.ab.mec.edu (George Frost)  
X-Mailer: AOL 7.0 for Windows US sub 10512  
X-OriginalArrivalTime: 20 Jun 2002 03:14:49.0806 (UTC) FILETIME=[A348D6E0:01C21808]

Dear members of the ACHC and Michael Scanlon:

Thank you for contacting me with your intent to attend our Acton Public School Committee meeting on Thursday evening. We will certainly welcome your thoughts as we hear a report from Marie and Jo-Ann regarding the siting of parking around the Towne Building, and make a decision about the amount of land that needs to be conveyed to the Town of Acton from the local school district with the Towne Building.

I thought it might be helpful to give you some approximate idea of where this topic is on our agenda. We first have to vote the evaluation of Bill Ryan, which was voted by the Regional School District two weeks ago, and then hear whatever other public participation there might be. Under Old Business we have two brief topics before we get to the Towne Building discussion. My best guess is that we will take up the topic somewhere around 7:45-8 p.m., but I will wait until I'm sure that you are both there.

Thank you for your interest in this topic, and we'll all look forward to hearing what you have to say tomorrow evening.

Mary Ann

From: MABAshton@aol.com  
Date: Wed, 19 Jun 2002 23:31:35 EDT  
Subject: Forwarded message from Nancy Tavernier re. Towne Building  
To: ALTIERIM@aol.com, MABAshton@aol.com, jvande@alum.mit.edu (Jeff Vandegrift),  
joannberry@earthlink.net (Jo-Ann Berry),  
tlindgre@concentric.net (Terry Lindgren),  
copp@bellatlantic.net (Michael Coppolino)  
CC: bryan@mail.ab.mec.edu (Bill Ryan), gfrost@mail.ab.mec.edu (George Frost)  
X-Mailer: AOL 7.0 for Windows US sub 10512

Dear Marie, Jo-Ann, Michael, Terry and Jeff:

Nancy Tavernier forwarded to me this evening a message that she sent to Mike Scanlon regarding the process used to arrive at a proposed solution for parking around the Towne Building when it is used for affordable housing. The subgroup's process and solution, which will be presented to us tomorrow evening by Marie, Jo-Ann, and George, is to choose Option B from the four drawings prepared by Roel, and which are included in our SC packet this week. They will present the process and the rationale tomorrow evening. Nancy's message presents some background information, and Nancy and other members of the ACHC will be at our meeting tomorrow evening (along with Mike Scanlon).

See you tomorrow evening.

Mary Ann

=====

Hi Mike,

I hope you don't mind if I insert myself into the discussion you had with the Selectmen last night and will have with the School Committee on Thursday night. I was unable to attend the meeting last night since I was flying home from my son's PhD graduation in California. I wish I could have been there to help Peter explain the process we have been involved in to date on finding common ground for the parking design for the Towne Building proposal. We have had a process in place that produced an agreement that can easily be defined as a compromise since no one got what they fully wanted and everyone was a little unhappy about the end result!

Having been as devoted to a number of town projects as you have been to the new school construction projects, I fully understand your passion on this issue. You have worked hard on the Building Committee and have contributed to the projects in thoughtful and constructive ways. The vote in April 2001 to keep the Towne Building intact was a blow to your hopes for new play space and I am sure the reaffirmation of that vote this year was a double whammy. I thank you for voting against the citizen petition to demolish the building. I know that was a very difficult vote but a very important one for the harmony of the town and the future hopes of getting voter support for some very important education spending decisions. You most likely heard primarily from school parents during that debate while we were hearing from many, many residents who would have gone totally off on the schools if that building had been torn down. None of us would have won in that scenario, especially not the kids.

Peter worked very hard to craft the proposal that was before the BOS and the SC, this was not an easy group of people to put around the table. Everyone came with a strong position. The first meeting came close to fisticuffs, we (ACHC) felt very threatened. It took a bit of soothing of ruffled feathers to get people back to the table. Marie and Jo-Ann really came through for the school side with a great deal of support from George Frost. Their willingness to have OMR work on 4 different designs was critical to the understanding of the obstacles. Peter and Don represented the Town side and ACHC sent me, Betty McManus and Bob Wittlessey to fill out the table. Roel came with a tremendous bias of wanting no parking on the site whatsoever, that was his opening salvo. Ours was 40 spaces adjacent to the building. Then we settled down and moved gradually to a middle ground.

The ultimate proposal was agreed to by the members of the SC, school staff, Peter, Don and the members of the ACHC. None of the entities got all they wanted. ACHC would have liked more than 70 feet on the east to allow for the design of private yards and adequate buffering to the school play area, we didn't get it and it will be a very tight design; we wanted 40 spaces on site, we will probably end up with 30; the school architect wanted NO parking on the site, he wanted it to be all satellite; the school committee wanted play areas right up to the east wall of the building, they wanted parking in the front; we were offered parking on all three sides virtually paving the entire site over, we fought for as much green space as possible; we explored access off Charter Rd. and found it required a major retaining wall that would have been quite unsightly not to mention costly for the developer. In the end, after exploring all the options in great detail (designed by OMR) and walking the site, it was clear to all present that doing anything other than parking on the east side, with overflow on the school lots, would bring great risk to the viability of the project.

Your suggestion of parking on the tennis court site was mentioned earlier in our meetings. ACHC had concerns about the residents of the Towne building having to cross the school bus driveway and parking lot to get to their cars if the satellite parking was the solution, we had even greater concerns about their having to cross a very busy road (Charter Rd.) lugging groceries, small kids etc. There will be a mix of residents in this building, some young families, some elderly, some handicapped. They have a right to park where they live, this is not the city.

The Towne Building is going to be the home of 19-20 families for a very long time, we have the responsibility to make it the best project we can. None of us will be here throughout the 50-65 year period to oversee the nitty gritty of day to day living on the site. That is why the parking has to be designed to be fail safe now and not subject to future parking whims of future school committees.

In the end, we must all remember that if this Towne Building reuse is not viable, the building will be left standing as an empty shell because it WILL NOT be torn down. I am quite sure the school children will not be allowed to play anywhere near such a vacant boarded up building. I have attached a photo of one of the Boston schools that sat empty for 15 years until affordable housing was permitted to go into it. We do not want this to be the monument of this project, we want instead to showcase the best our town has to offer, a thriving, viable housing development of grateful residents supported by a caring community.

I hate to use the word "beg" but I do beg you to reconsider recommending against this parking proposal. School committee rejection of this agreement will do serious damage to the proposal and will dash the hopes of the 9 dedicated members of ACHC, not to mention Mass. Housing Partnership. We have produced a "model" for the state, a small project in a town owned building that can win local approval. This project is being held up as something really special, we must make it so.

ACHC will plan to attend the SC meeting but if there is anything you want to talk about before then, feel free to email or call me 263-9611.

Thanks for all your years of fine service on the School Committee.

Nancy

X-Sender: tavern@pop.ma.ultranet.com  
X-Mailer: QUALCOMM Windows Eudora Version 5.1.1  
Date: Sat, 22 Jun 2002 14:41:39 -0400  
To: Bob Whittlesey <rbwhittlesey@earthlink.net>,  
Kevin McManus <KevinM@NEHE.com>,  
Betty McManus <ahabetty@attglobal.net>,  
Dan Buckley <DJB01720@hotmail.com>, tavern@ma.ultranet.com  
From: Tavernier <tavern@ma.ultranet.com>  
Subject: parking ideas

I walked the Towne School site today and would urge all of you to do so now that the demolition of the adjoining buildings has taken place. It is much better defined. Here are my thoughts:

1. The tennis court parking idea is a non-starter. Not only is there not space for 28 cars but if there were, they would have to be all headed into the tennis courts on two sides and would be expected to back out into the through driveway that goes past the JH gym. Scanlon could not have looked at this, he was just shooting from the hip. The other problem with this idea is that the land on that side of Charter Rd. belongs to the regional school district, a separate governmental entity. I am quite sure that any inter-governmental agreement for such a purpose would have to be voted by both Acton and Boxboro town meetings. FORGET IT!
2. Parking at the rear of the building is really going to be complicated, there is very little space between the building and what will be the driveway especially when taking into account the potential for private yards for the 2, 2BR units there. Plus there will be a significant grade drop to the driveway. But in any case there is not 24 feet for a 2 way lane and 18.5 feet for parking rows.
3. Parking on the West side. The same situation about lack of 24 feet plus 18.5 foot parking rows exists. Add to that the hill of ledge that is on that side which would have to be removed. If it is all ledge as everyone seems to think, then it would have to be blasted. In order to know what the impact from the blasting would be on the building and the foundation footings as well as digging out that area, we would need a structural analysis before signing on to that idea. Who would pay for that?
4. The satellite parking on the Twin School lot is not terrible, especially for anything over the 24-30 spaces on the east side that we want. But we would need a legal document that clearly lays out the responsibility for maintenance, policing, insuring etc. and it would have to run co-terminus with the building/land lease.
5. That brings us back to parking on the east side with 70 feet and access from Rt. 111. The aesthetics issue is bogus! I took a good look at the grade as you drive up the hill. If you even have time to look that closely, you will see a hill first before you even get to a flat enough area on the right to view the parking lot. But here is the clincher, we can dramatically improve the aesthetics by preventing anyone from seeing the parking lot from Rt. 111, at the point of access, by putting up an evergreen buffer area of hemlocks or some such shrubs along the Rt. 111 side. Once they get to the front of building, they will be gazing at the beautiful landscaping we are going to do. In the front yard, we can have park benches, picnic tables, gazebo, etc. We can make it a park setting consistent with the placement of the main entrance for the residents. That would be the focal point, not the parking lot.
6. As for the school usage of the east side of the building, the area that is left over after the 70 feet would make a wonderful playground structure type play area with absolutely no need for ball fields etc. It could house all the play equipment and what a wonderful amenity that would be for the residents too. That way, Dan is correct, all we would need is a guard rail to separate the parking from the playground and would not have to worry about balls coming over to the parking lot to damage cars.

Conclusion: We should continue to fight for 70 feet to the east and promise to make it as aesthetically appealing as possible without allowing them to design it for us. We should agree that any spaces beyond the 24 minimum we want could be placed in the overflow area but may not need a formal agreement to do so. If no formal agreement, then I would insist that we have 30 on site.

How do we get to this point?

1. Mary Ann has requested the Supt. office set up a site walk with the architect and anyone who is interested for early morning or late afternoon of next Wed, Thurs, Friday. She expects that only Terry and Jeff need such a walk, I would suggest everyone does.

2. I am hopeful that if we are allowed to make the above points they will see what we have seen, the simplest and fairest thing is for the parking to be on the east with an area restricted to 70 feet. We will make it work.

Just my thoughts for the weekend. Have a good one.

Nancy

X-Sender: tavern@pop.ma.ultranet.com  
X-Mailer: QUALCOMM Windows Eudora Version 5.1.1  
Date: Mon, 24 Jun 2002 09:47:03 -0400  
To: djohnson@town.acton.ma.us  
From: Nancy Tavernier <tavern@ma.ultranet.com>  
Subject: Towne update

Hi Don,

You were right, we did not fare very well at the SC meeting. In fact, we didn't even get a vote! They have postponed the vote until their July 11 meeting. ACHC was in attendance and I agreed to the postponement so that their reluctant members would have time to do a site visit. That visit is being set for sometime later this week and I hope you will be able to attend also.

Here is our current thinking on the parking options:

1. The tennis court parking idea is a non-starter. Not only is there not space for 28 cars but if there were, they would have to be all headed into the tennis courts on two sides, basically touching the fence, and would be expected to back out into the through driveway that goes past the JH gym. The other problem with this idea is that the land on that side of Charter Rd. belongs to the regional school district, a separate governmental entity. I am quite sure that any inter-governmental agreement for such a purpose would have to be voted by both Acton and Boxboro town meetings. FORGET IT!
2. Parking at the rear of the building is really going to be complicated, there is very little space between the building and what will be the driveway especially when taking into account the potential for private yards for the 2, 2BR units there. Plus there will be a significant grade drop to the driveway. But in any case there is not 24 feet for a 2 way lane and 18.5 feet for parking rows.
3. Parking on the West side. The same situation about lack of 24 feet plus 18.5 foot parking rows exists. Add to that the hill of ledge that is on that side which would have to be removed. If it is all ledge as everyone seems to think, then it would have to be blasted. In order to know what the impact from the blasting would be on the building and the foundation footings as well as the impact of digging out that area, we would need a structural analysis before signing on to that idea. Who would pay for that? We need to have this information before the RFP goes out so it would not be a developer expense.
4. The satellite parking on the Twin School lot is not terrible, especially for anything over the 24-30 spaces on the east side that we want. But we would need a legal document that clearly lays out the responsibility for maintenance, policing, insuring etc. and it would have to run co-terminus with the building/land lease. The developer needs absolute control of all parking for the length of the lease (50-75 years). What document would do that, certainly not an easement?
5. That brings us back to parking on the east side with a 70 foot wide section and access from Rt. 111. The aesthetics issue is bogus! I took a good look at the grade as you drive up the hill. If you even have time to look that closely, you will see a hill first before you even get to a flat enough area on the right to view the parking lot. We can dramatically improve the aesthetics by preventing anyone from seeing the parking lot from Rt. 111 by putting up an evergreen buffer area of hemlocks or some such shrubs along the Rt. 111 side. Once they get to the front of building, they will be gazing at the beautiful landscaping we are going to do. In the front yard, we can have park benches, picnic tables, gazebo, etc. We can make it a park setting consistent with the placement of the main entrance for the residents. That would be the focal point, not the parking lot.

6. As for the school usage of the east side of the building, the area that is left over after the 70 feet would make a wonderful playground structure type play area with absolutely no need for ball fields etc. It could house all the play equipment and what a wonderful amenity that would be for the residents too. That way all we would need is a guard rail to separate the parking from the playground and would not have to worry about balls coming over to the parking lot to damage cars.

Conclusion: We will continue to fight for 70 feet to the east and promise to make it as aesthetically appealing as possible without allowing them to design it for us any more than we will attempt to design their play areas. We request the footprint as submitted to the BOS and will promise to confine ourselves to that area. We should agree that any spaces beyond the 24 minimum we want on site could be placed in the overflow area but must be guaranteed with a formal agreement to do so. ACHC's concern is that without absolute control over parking being given to the developer for the life of the lease, we will be buying 50+ years of problems.

Comments and Questions:

1. The SC asked Bill Ryan to get a legal opinion about whether or not an easement could give parking control to the developer. In anticipation of that not happening, could staff give some kind of opinion or alternatively, could town counsel?

2. It would be helpful for Garry to state what minimum dimensions are required for two way parking driveways, members of the SC were talking about 20, or 22 ft. You have asserted that 24 ft. is needed.

3. It would also be helpful to have some staff input on the need for an elevator to access the second floor. That was also brought up by Scanlon. Our sense is that since 50% of the units and all the public areas, such as laundry facilities, will be on the ground floor, we would not have to meet full accessibility. If we do, it will be done. It is not a deal breaker.

I will let you know when the time is set for a walkaround visit with the SC and the architect. Bob Whittlesey is working hard on the draft RFP, we would like to have it on the street for the Oct. 15 funding round. The next one is Feb. 2003. He is looking for input from you on the lease issue also.

Thanks for your attention.

Nancy



ACHC comments to SC  
7/11/02

ACHC stands by its proposal recommended to and approved by BoS and hopes the School Committee will vote tonight so that we can proceed to the next step, whatever the outcome of the vote.

ACHC Voted this morning to continue to support the compromise plan that was placed before the BoS and the School committee based on the sub-committee recommendations. This is the only plan before us. Should this plan be rejected by the SC, it will significantly jeopardize the feasibility of the Towne School project and will delay the reuse of the building.

We are concerned this delay will leave the building unsecured and vulnerable.

We would also expect the current process of transferring the responsibility for the building from the schools to the Town to cease since the 2001 town meeting voted in a 2/3's vote to transfer the building and the land deemed appropriate as a package. Therefore, it is our recommendation to the BoS that one cannot be transferred without the other.

This delay would also defer the use of the remaining play area space at the Town School until such time as the agreement between the 2 boards is finalized.

A subcommittee was formed, they made a recommendation, the BoS approved it, and now we need a vote from the SC.

(The difference between 70 ft. and 52 ft., as suggested by one school committee member, is a mere 18 feet. That 18 feet makes a big difference to the viability of this project.)

(In the overall magnitude of the planning for this project, 18 feet may seem like a small amount of space but, to ACHC, it is a major component of the project.)

RFP

RFP complication if anything less than the required parking on site is proposed.

I spoke to the Town's expert on RFP's today, he is currently immersed in the preparation of the RFP for the public safety facility and has spend hours on the phone with legal counsel. He thoroughly understands the Procurement Act and gave me some very good advice.

As I have mentioned to you, the Acton Zoning Bylaw requires that all parking for this residential use must be on-site, contiguous to the building. It also requires that 2 spaces per unit be provided.

If we put out an RFP with a land area that provides anything less than what is required by the Zoning Bylaw for parking, with the hope the Board of Appeals will approve the permit with these variances, we will not attract very many Proposals. The biggest turnoff for a developer is the spectre of controversy and delays that could tie the project up for years.

This is why the 18 feet is so important to the viability of the project. We cannot accept anything less at this point nor can we promise to revisit the parking area in the future. We cannot tie the hands of future boards of selectmen, school committee or housing committees.

**ACTON-BOXBOROUGH REGIONAL  
SCHOOLS CAPITAL IMPROVEMENT  
PROJECTS (Health & Safety, Maintenance)**

(Majority Vote Required)

if the Town will vote to appropriate a sum of money on-Boxborough Regional School District for the remodeling and making extraordinary repairs to the schools' property, and for the purchase of equipment in School, including any architects' fees, engineering and other costs incidental thereto and determine whether appropriation shall be raised by taxation or transfer of available funds, or otherwise, or take any other action thereto.

**ION:**

Ashton moves that the Town raise and appropriate to be expended by the Acton-Boxborough Regional School Committee for the purposes set forth in the Article.

**MOTION CARRIES UNANIMOUSLY**

**36 MINUTEMAN REGIONAL SCHOOL  
ASSESSMENT**

(Majority Vote Required)

if the Town will raise and appropriate, or appropriate available funds, the sum of \$869,540, or any other sum, for the necessary expenses of the Minuteman Regional Technical School District, or take any other action thereto.

**ION:**

Olmstead moves that the Town raise and appropriate for the purpose of funding the assessment of the Regional Vocational Technical School District for July 1, 2001 to June 30, 2002.

**MOTION CARRIES UNANIMOUSLY**

**37 RESOLUTION FOR TOWNE BUILDING  
REUSE**

(Majority Vote Required)

if the Town will affirm the decision by the School Committee to demolish the Towne School Building and to reuse the property for educational purposes and to approve the use of funds previously appropriated for this purpose by vote of the School Committee on December 1, 1998, or take any other action thereto.

**ION:**

the School Committee to demolish the Towne School Building and to reuse the property for educational purposes, and that funds previously appropriated for this purpose by vote of the December 1, 1998 Special Town Meeting be utilized for the demolition costs.

The motion is second and in discussion.

**MOTION:**

Mrs. Stuntz moves to adjourn the Annual Town Meeting at 11:45 PM until April 9, 2001 at 7:00 PM at the Acton-Boxborough Regional High School auditorium.

**MOTION CARRIES**

Moderator calls the adjourned session of the 2001 Annual Town Meeting to order at 7:00 PM on April 9, 2001.

The Moderator gave a short recap of where the Town Meeting was at the time of adjournment on April 4, 2001. He then read Article 37 and the motion and continued with the floor discussion.

**MOTION IS LOST**

**RESOLUTION IS LOST**

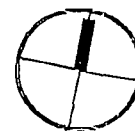
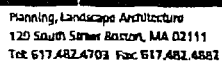
<b>VOTE</b>	<b>YES 199</b>	<b>NO 211</b>
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**ARTICLE 38 LOCAL SCHOOL COMMITTEE TO  
RETURN TOWNE SCHOOL  
(2/3 Vote Required)**

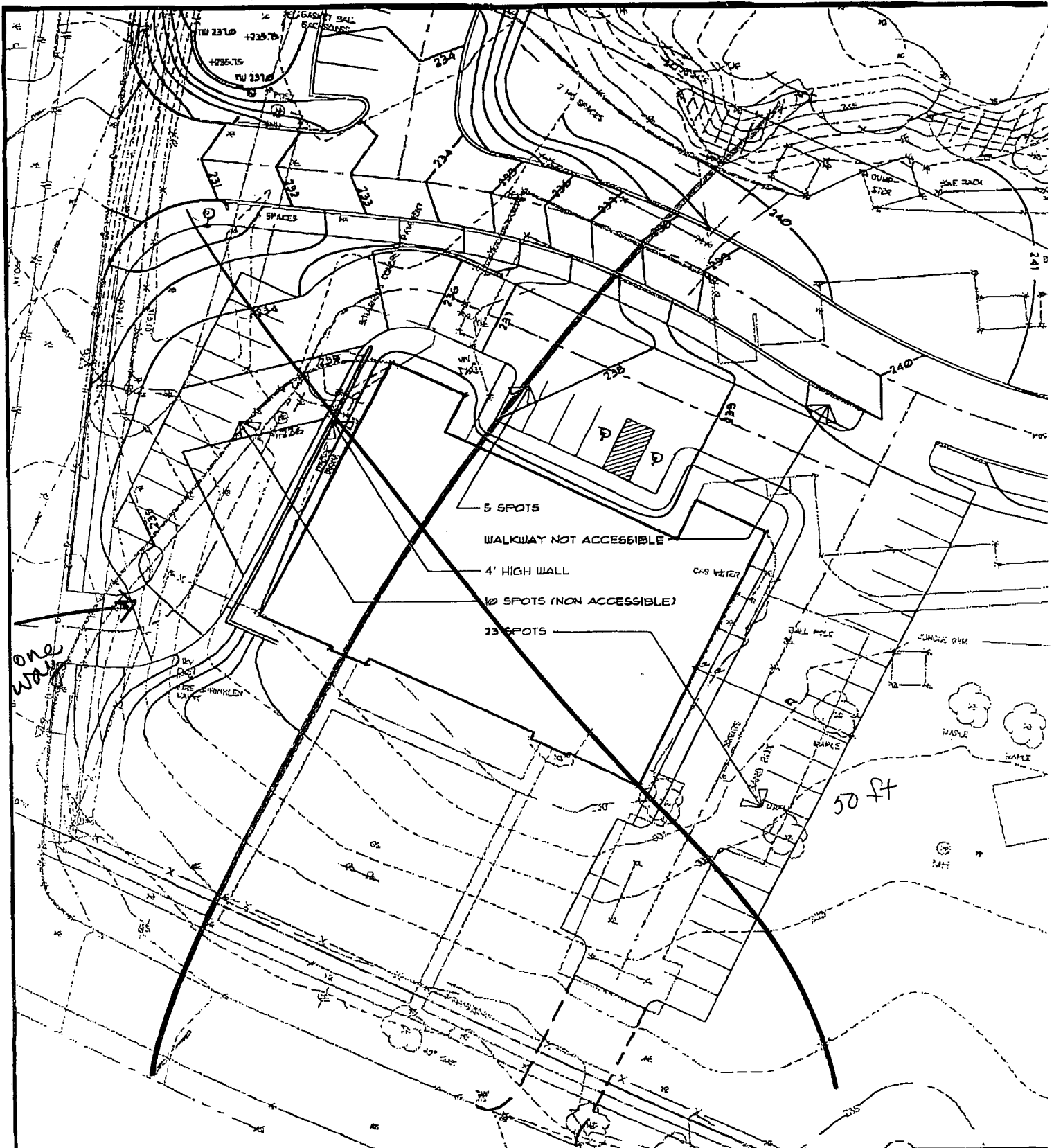
To see if the Town will approve the transfer from the School Committee to the Town of the property on which is presently located the Towne School Building, and such property to be used for such public purposes as shall be determined, and to raise and appropriate, or appropriate from available funds, a sum of money to be expended by the Town Manager for the purpose of securing and maintaining the building, or take any other action relative thereto.

**MOTION:**

Mrs. Altieri moves that the School Committee transfer the Towne School Building and such land area as shall be deemed appropriate by the School Committee and the Board of Selectmen to the Town of Acton and that the Town raise and appropriate \$90,000 to be expended by the Town Manager, for the purpose of temporarily securing and maintaining the building, and to raise such amount, \$90,000 be transferred from Free Cash.




$$\begin{array}{r} 18 \\ 22 \\ \hline 40 \end{array}$$



The Office of Michael Rosenfeld, Inc., Architects  
543 Massachusetts Avenue, West Acton, MA 01720  
voice: 508-264-0160 fax: 508-266-1650 email: omr@tisc.net

Brown Sardina

Planning, Landscape Architecture  
129 South Street Boston, MA 02111  
Tel: 617.482.4703 Fax: 617.482.4842

Project Name:

McCarthy Towne Building

Project No:

North

SK Title:

Parking Study - C

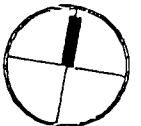
38

Scale: 1:40

Date: May 31, 2002

Drawn By: KSH

Ref:





The Office of Michael Rosenfeld, Inc., Architects  
543 Massachusetts Avenue, West Acton, MA 01720  
voice: 508-264-0160 fax: 508-266-1650 email: omr@tiac.net

Project Name:

McCarthy Towne Building

Project No:

North

SK Title:

Parking Study - D

31

Scale: 1:40

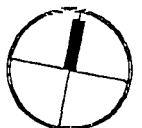
Date: May 31, 2002

Drawn By: KSH

Ref:

**Brown | Sardina**

Planning, Landscape Architecture  
128 South Street Boston, MA 02111  
Tel: 617.482.4703 Fax: 617.482.4882



**Acton Housing Authority**

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**From:** "Nancy Tavernier" <tavern@ma.ultranet.com>  
**To:** "Nancy Tavernier" <tavern@ma.ultranet.com>; "Kevin McManus" <KevinM@NEHE.com>;  
"Betty McManus" <ahabetty@attglobal.net>; "Dan Buckley" <DJB01720@hotmail.com>;  
"Peter Berry" <pjb@dwbboston.com>; "Bob Whittlesey" <rbwhittlesey@earthlink.net>;  
"Trisha Guditz" <Guditz@cs.com>; "Pam Shuttle" <pam.shuttle@state.ma.us>; "Katrina  
Buck" <ggrossi@msn.com>  
**Sent:** Thursday, July 11, 2002 10:53 PM  
**Subject:** Fwd: ACHC input-School Committee Rejection of Subcommittee Land Plan

>From: [DoreHunter@aol.com](mailto:DoreHunter@aol.com)  
>Date: Thu, 11 Jul 2002 21:32:55 EDT  
>Subject: Fwd: ACHC input-School Committee Rejection of Subcommittee Land Plan  
>To: [bos@town.acton.ma.us](mailto:bos@town.acton.ma.us), [manager@town.acton.ma.us](mailto:manager@town.acton.ma.us)  
>CC: [tavern@ma.ultranet.com](mailto:tavern@ma.ultranet.com)  
>X-Mailer: AOL 7.0 for Windows US sub 10512  
>  
>Trey,  
>  
> I assume the School Committee's rejection of the subcommittee plan  
> for  
>the land to be transferred to the Town with the Towne building will be on  
>next Monday's BOS Agenda.  
>  
> Query #1: Is an offer by the other agency to transfer a lesser land  
>area with the building than the Selectmen are willing to accept an action  
>compatible with the Town Meeting vote?  
>  
> Query #2: Is this an issue that must/should go back to Town Meeting  
>for resolution?  
>  
> It might be helpful to have Town Counsel's advice on the various  
>points raised, including the assertion that there is a requirement that all  
>the necessary parking for the potential building occupants must be on site.  
>  
>Regards,  
>Dore' Hunter  
>Summer tel: 518-543-6953  
>Email: [DoreHunter@aol.com](mailto:DoreHunter@aol.com)



**Acton Housing Authority**

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**From:** "Nancy Tavernier" <tavern@ma.ultranet.com>  
**To:** <bos@town.acton.ma.us>  
**Cc:** "Nancy Tavernier" <tavern@ma.ultranet.com>; "Kevin McManus" <KevinM@NEHE.com>; "Betty McManus" <ahabetty@attglobal.net>; "Dan Buckley" <DJB01720@hotmail.com>; "Peter Berry" <pjb@dwbboston.com>; "Bob Whittlesey" <rbwhittlesey@earthlink.net>; "Trisha Guditz" <Guditz@cs.com>; "Pam Shuttle" <pam.shuttle@state.ma.us>; "Katrina Buck" <ggrossi@msn.com>  
**Sent:** Thursday, July 11, 2002 9:49 PM  
**Subject:** ACHC input

Dear Board members:

Tonight the School Committee voted 3-3 to reject the land area delineation proposal from the ACHC and BoS for the Towne School parcel. I am not optimistic that will be resolved without a great deal of political fire. This is the statement that I read to the School Committee:

"ACHC stands by its proposal recommended to and approved by BoS and hopes the School Committee will vote tonight so that we can proceed to the next step, whatever the outcome of the vote.

ACHC voted this morning to continue to support the compromise plan that was placed before the BoS and the School committee based on the sub-committee recommendations. This is the only plan before us. Should this plan be rejected by the SC, it will significantly jeopardize the feasibility of the Towne School project and will delay the reuse of the building.

We are concerned this delay will leave the building unsecured and vulnerable.

We would also expect the current process of transferring the responsibility for the building from the schools to the Town should cease since the 2001 town meeting voted in a 2/3's vote to transfer the building and the land deemed appropriate as a package. Therefore, it is our recommendation to the BoS that one should not be transferred without the other.

This delay would also defer the use of the remaining play area space at the Town School until such time as the agreement between the 2 boards is finalized especially in the case of installing playground equipment.

A subcommittee was formed, they made a recommendation, the BoS approved it, and now we need a vote from the SC.

RFP complication if anything less than the required parking on site is proposed.  
(additional comments made)

I spoke to the Town's expert on RFP's today (Dean Charter), he is currently immersed in the preparation of the RFP for the public safety facility and has spend hours on the phone with legal counsel. He thoroughly understands the Procurement Act and gave me some very good advice.

As I have mentioned to you, the Acton Zoning Bylaw requires that all parking for this residential use must be on-site, contiguous to the building. It also requires that 2 spaces per unit be provided.

If we put out an RFP with a land area that provides anything less than what is required by the Zoning Bylaw for parking, with the hope the Board of Appeals will approve the permit with these variances, we will not attract very many Proposals. The biggest turnoff for a developer is the specter of controversy and delays that could tie the project up for years.

This is why the 18 feet is so important to the viability of the project. We cannot accept anything less at this point nor can we promise to revisit the parking area in the future, once approved. We cannot tie the hands of future boards of selectmen, school committee, Boards of Appeal, or housing committees by promising anything more than we can deliver at this point in time.

The difference between 70 ft. and 52 ft., as suggested by more than one school committee member, is a mere 18 feet. That 18 feet makes a big difference to the viability of this project. It allows for all the parking to be self-contained on site. In the overall magnitude of the planning for this project, 18 feet may seem like a small amount of space but, to ACHC, it is a major component of the project."

The ACHC stands ready to help the Board of Selectmen decide how to best resolve this ongoing issue. We are beginning to run out of valuable time to get the RFP completed and are getting very frustrated in the interim.

Nancy

**Acton Housing Authority**

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**From:** "Stow Laboratories Inc" <stomail@stolab.com>  
**To:** "Acton Housing Authority" <ahabetty@attglobal.net>  
**Sent:** Thursday, July 11, 2002 4:35 PM  
**Subject:** Re: attention Charlie Kadlec

Betty :

Thanks for this information, I have not heard any of it. I will try to make the meeting, but probably will not get there until later. It may be useful to remember that all the land belongs to the town anyway (all public school land, not the regional district land), the school committee has "control" of it only when it is being actively used for school purposes -- so my position would be that the school committee has to show why they need what they want to keep, they are not automatically entitled to it.

If the school committee tries to sabotage the project, it may be useful to remind them that the vote at town meeting was very clear, and that going back to town meeting to resolve the issue may not be in their best interest -- but I agree with your assessment, it would not surprise me if games were being played.

I am curious : who asked the ACHC about the "affordable" units ?

Charlie

Acton Housing Authority wrote:

Charlie: If you are able to attend the local School Committee meeting starting at 6:30 PM in the Junior High it might be very interesting. The School Committee is scheduled to take a vote on the land to be transferred with the Towne School. If I were a suspicious person, I would venture to say there is an undercurrent to once again sabotage the viability of the proposed Towne School project. Over the past few months there has been a subcommittee meeting a number of times to work out the land deliniation. The committe was made up of Don Johnson, Peter Ashton, George Frost, Joann Berry, Marie Altieri, Nancy Tavernier, Bob Whittlesey, myself and the archectic. A compromise was arrived at and the Plan before the School Commiitte tonight is the Plan the ACHC and the Selctmen have voted to approve. BASicly the Plan is very similar to the Plan presented at Town Meeting. Instead of 90 feet on the side it has 70 feet for parking. I might add the school's representatives on the subcommittee were very support of the final compromised and felt it would be approved. That was before Mike Scanlon entered the picture. His presentation before the Selectmen was eventually voted down, but his presentation before the School Committee prompted them to tabled a vote June 20th and conduct a site visit which occured June 28th. I can't say much was accomplished during the site walk other than Don Johnson pointed to the green island between the school and the large parking lot and asked about that space. It was immediately dismissed because of the trees. Later Don had it measured and the area he questioned totaled 52,000 square feet. If used would give the Twin School 100,000 square feet of play space. My sense is the School Committee will vote down the Plan endorsed by the Selectmen and the ACHC and present another. We feel their plan will jeapordizes the financial viability of the entire project- I have heard that the School Administration has informed the Town that they are ready to transfer the building, but the original Town Meeting vote (2001) stated that when the building was transferred it must include the land. Without

the delination of land agreed upon I can't see how the school can be transferred. It appears to be another political ball game- As a side comment, the ACHC was once again asked this week how many units will be "affordable"???? If you can make the meeting or watch it I am sure you will find it informative. Thanks for listening, Betty McManusClerk, ACHC

Letter to Editor  
ACHC thanks School Community

The Acton Community Housing Corporation would like to extend its heartfelt thanks to the Acton Public School Committee and the community at large for supporting the retention of the Towne School Building for the reuse as mixed income housing.

Over the summer, the modern pieces of the McCarthy-Towne complex were removed leaving the 1925 former Acton High School-Towne Building standing proudly alone. The land on the west and north sides of the building was graded, seeded and landscaped, and the rear exterior was returned to its nearly original condition. What is left standing now is a magnificent example of scholastic colonial revival architecture. It is glorious to look at especially from the vista presented off Charter Rd. I would encourage all Acton residents to take a peek, during off-school hours, to see what you have preserved for future generations. The completion of the bus driveway, and the grading around it, creates a large expanse of open space that ~~hopefully~~ will be utilized with great enjoyment by the students in the Parker Damon Building.

The ACHC has been working to develop a Request for Proposals on the mixed income housing development for the Towne Building that will be advertised in late Fall. It is an extremely complex process being done by the volunteers on the committee. In late October we expect to have the draft RFP ready for review.

We need one more town meeting vote to complete the loop in bringing this dream to reality. At the Special Town Meeting on October 15, the Selectmen have placed an article requesting authorization from the town meeting voters to enter into a lease of greater than 10 years for town-owned property, in this case 50 years. We hope you will make every effort to attend and support this vote, which will give the Towne School a whole new life in the history and culture of our community.

We look forward to continued cooperation with the School Community and wish all an exciting and successful school year.

Acton Community Housing Committee  
Nancy Tavernier  
Betty McManus  
Robert Whittlesey  
Dan Buckley  
Kevin McManus

From: MABAshton@aol.com  
Date: Sun, 14 Jul 2002 22:15:49 EDT  
Subject: Questions from APSC Meeting on July 11th  
To: tavern@ma.ultranet.com  
CC: bshupert@achievementtech.com  
X-Mailer: AOL 7.0 for Windows US sub 10512

Dear Nancy:

Here is the list of questions that Tess wrote down when she was taking minutes last Thursday evening. We are expecting on Monday to finalize a meeting for Thursday, July 24th at 6:30 p.m. I'm sorry that you will be away but whatever help you can give us in answering these questions prior to then would be greatly appreciated. I'm copying Trey on the message as well, since I expect that some issues may require some assistance from Town staff as well. Trey, thank you in advance for helping us to understand the issues related to this project as thoroughly as possible.

Thank you both for helping us to sort this through. I'm expecting to be in Maine through next Sunday morning (July 21st). Please call me or e-mail should you need further clarification on the questions.

Mary Ann

Curb cut:

What indication is there that MA Highway will approve curb cut on Route 111?

What is ACHC plan if MA Highway does not allow Route 111 access?

Parking:

Have rules changed for comprehensive permit? In other words, why were we first told that a comprehensive permit would allow for a smaller number of parking spaces, and now told that we will have to plan for full number of parking spaces?

Can ACHC guarantee that 38-40 spaces will be built on the east side if the 70 foot boundary is approved?

*90 ft - yes*

How many parking spaces must be adjacent to the building, and how many total spaces are required?

RFP Process:

Will the School Committee be represented on the committee that puts together the RFP?

Other issues:

Is there a clear picture of the number of units that will be built?

What will happen if affordable housing is not approved?

Is there a decision from the Building Inspector about whether an elevator is necessary or not?

Is School District prepared to operate the Parker Damon School with the bus loop gated during the day? (This one is obviously for the School Committee/school administration to answer.)

*9 units we will rely on that  
19 +/- 1002 dep on elevator  
goes back to BOS/SC for viable reuse*

From: Bill Shupert <BShupert@achievementtech.com>  
To: "Acton Board of Selectmen (E-mail)" <bos@town.acton.ma.us>  
Cc: "djohnson@town.acton.ma.us" <djohnson@town.acton.ma.us>, "Nancy Tavernier (E-mail)" <tavern@ma.ultranet.com>, "MABAshton@aol.com" <MABAshton@aol.com>  
Subject: Update on Towne School/ACHC issues  
Date: Mon, 15 Jul 2002 11:20:50 -0400  
X-Mailer: Internet Mail Service (5.5.2650.21)

To Don Johnson: Please print this for Extra Information for our Selectmen's meeting tonight.

To Board members:

As you know from Nancy Tavernier's email, the local School Committee voted 3-3 to transfer the Towne School with 70' of land to the east of the building. With the motion effectively defeated, I told the School Committee that School Administration representatives should plan to meet with the Building Commissioner and Town Staff to understand what would be required to secure the building and minimally maintain the building until such time that the building and land could be transferred to the Town. MaryAnn Ashton stated during the hearing that the Selectmen will not accept the Towne building without enough land for parking per current zoning. I also said that with the motion failing to pass, it was now up to the Selectmen and School Committee to resolve the matter and proposed that we call a special joint session of the two boards to vote on the building and land transfer.

I received a call from Nancy Tavernier on Friday afternoon saying that she had just concluded a meeting with Terry Lindgren and Jeff Vandergift from the School Committee (these were two who voted against the transfer of the 70' strip of land on the east side of the building). Jeff and Terry met with the Principals of the Merriam and McT on Friday morning to review the sub committee's proposal on the land transfer and play space. Apparently, the principals said that they could live with the 70' land transfer, and that their greater concern was traffic from the Towne building exiting onto the new bus loop road (Marie Altieri in fact, had made the motion that the Towne school be transferred with 70' of land to the east side of the building, and that there be no access to Charter road from the building; ACHC was fine with this proposal).

Jeff and Terry met with Nancy to tell her that they were now prepared to support Marie's motion and wanted to confirm that ACHC would not seek any access to the Towne Building from Charter road. Nancy told them that ACHC would pursue a curb cut onto Rt. 111 and that the 70' feet of land would provide enough access and enough parking and that ACHC would not look for access on Charter road.

It was anticipated that a special SC meeting was going to be scheduled before our meeting tonight in order to re-vote Marie's original motion. However, I talked to MaryAnn Ashton on Friday evening and she said that she would not be available for a special meeting, and that delaying the meeting would allow time to prepare answers to all the various questions that were raised at Thursday night's session. MaryAnn said she was also somewhat concerned about the impact of holding a meeting so soon following the regularly scheduled meeting on Thursday night. Therefore, MaryAnn said she will call for a special local SC meeting for 6:30 pm on July 24th at which time the motion will be re-voted and approved to transfer the Towne building and 70' of land to the east of the building.

MaryAnn did say that both Jeff and Terry are anxious to put this vote behind

Printed for Nancy Tavernier <tavern@ma.ultranet.com>

7/15/02

them and that their major concerns had been addressed in their conversations with the school principals. She asked me to update the Selectmen with this latest information.

It is unclear of the impact (if any) this delay will have on the ACHC's application for State funding, but ACHC did say that they had a very aggressive time table in the first place. At the least, with this latest information, they can now finalize the RFP for affordable housing to include the description of the 70' strip for parking, and can release it immediately following the SC's 7/24 vote.

The issue is on our agenda for this evening, and my intention is to just provide a brief update and move on to the next agenda item since it appears the issue is resolved and will be affirmatively voted at the next SC meeting.

Regards,  
Trey



**Acton Community Housing Corporation**

P.O. Box 681

Acton, Massachusetts, 01720

Telephone (978) 263-4776

Fax (978) 266-1408

**TO:** Acton Public School Committee Members  
**FROM:** Nancy Tavernier, Chair, ACHC  
**SUBJECT:** Response to SC questions on Towne project  
**DATE:** 7/18/02  
**cc:** BOS, Don Johnson

**INTRODUCTION:**

By way of introduction to this response to school committee questions, I would like to state that some of questions asked require speculation on our part. I will do my best to ease your concerns with the stipulation that what is considered a plausible answer today, may not be once the RFP is completed and responded to. I would also suggest members visit the following DHCD web-sites to get more detailed background information on the Chapter 40B process.

Web-sites:

<http://www.state.ma.us/dhcd/Ch40B/Default.htm>

<http://www.state.ma.us/dhcd/Ch40B/FAQ.htm>

This is a very prolonged and complicated process that the members of ACHC are engaged in as volunteers. We are trying to do this work without outside help, we do not have a consultant working with us, nor do we have a town staff person assigned to us. The task has fallen primarily to member Bob Whittlesey who has years of professional experience in the field of affordable housing but has never prepared an RFP for a town such as Acton.

**TRADITIONAL COMPREHENSIVE PERMIT PROCESS:**

The following is a very rough estimate of the events that need to take place between now and the issuance of a Comprehensive Permit from the Zoning Board of Appeals signaling the start of the project. This is only an off-the-cuff listing relative to the Comprehensive Permit process. A number of additional steps will be involved in relationship to design, costs and funding.

1. RFP will be drafted by ACHC with the assistance of town staff and counsel. It will be reviewed by Mass. Housing Partnership.
2. RFP put out for responses with deadline given to return specific proposals
3. ACHC and town staff will review responses and interview responders.

4. 30 days before the proposal is awarded, the town must file with the MA Central Registry the intent to dispose of town-owned land and building. (long term lease is considered disposal of property) This will be published in the Central Registry. It is a formal, legal filing.
  - filing must include exact layout and description of land area and building
  - assessed value of property
5. Proposal is awarded to developer after the 30 day publication of Registry notice.
6. Developer must then get approval under a state or federal housing program and secure the funding. (Funding rounds in October and February each year)
  - The project must have a site eligibility letter issued by a qualified agency (DHCD, MHFA, the U.S. Department of HUD, the New England Fund member banks) indicating funding is in place.
  - The project sponsor must have site control
  - At least 25% of the units in the proposed project must be restricted over time for rental by or sale to households at or below 80% of area median income. This is the minimum percentage for any comprehensive permit. Depending on the funding program, there can be up to 100% of the units designated affordable.
  - Profit is limited: the development entity must be a public agency, a nonprofit organization, or a limited dividend organization
7. Developer then applies to Acton Zoning Board of Appeals (ZBA) for a Comprehensive Permit as specified in the design criteria from the RFP and the affordability rules of the funding sources.
8. ZBA must hold a public hearing within 30 days of application. Town boards will give input to the ZBA prior to the hearing and may also testify at the hearing.
9. ZBA must render a decision within 40 days of close of public hearing.
10. Assuming a favorable decision and no appeals filed, the development can then commence.
11. If the Local Board of Zoning Appeals turns the developer down or asks for unreasonable conditions, she/he may appeal the decision to the State Housing Appeals Committee. We certainly do not anticipate this but it is a right the developer has unless she/he has agreed not to proceed with an appeal.
12. Designs may have to be fine-tuned after the zoning approval. This would require re-costing the job. This has to be done before funding is totally in place. What normally happens is that a contract is signed with the selected developer such that she/he can say she/he has site control. We are presently assuming that the RFP will say that the property will not be transferred to the developer until all approvals, permits and funding are in place. The closing is then arranged and held and construction can commence.

## **ALTERNATIVE PROCESS:**

The Massachusetts Housing Partnership Fund (MHP) and the Massachusetts Department of Housing and Community Development (DHCD) are launching a Pilot Program to help communities interested in producing rental housing on a smaller scale, typically less than twenty units. MHP and DHCD are supporting this pilot program with substantial resources. Participating communities will receive intensive hands-on support from MHP staff and, where necessary, support from outside professionals. DHCD and MHP have combined resources so that construction and permanent mortgage financing and subsidy funds will be available from a single source on an expedited basis.

The ACHC has applied to this Pilot Program, we think it is tailor made for us. The initial communities to qualify will be announced in the next few weeks. ACHC thinks Acton has a good chance of being selected.

## **QUESTIONS from School Committee:**

### **Curb Cut:**

#### *1. What indication is there that MA Highway will approve the curb cut on Route 111?*

Answer: When the initial Reuse Committee was formed in June 2001, town staff contacted the MA Highway Department to ask about a curb cut. Their reaction was positive, with MHD seeing no problem with the distance from Kelley's Corner or Charter Rd or the sight distance. They stated that they could not give a definitive answer without a full-blown design plan since issues such as drainage were critical to their approval process. We cannot give a more definitive indication until there is a design presented to them.

Route 111 is the only public way access to the Towne Building since Charter Rd. is a private road. Mass. Ave. is the frontage of the building and its address. Therefore, if the MA Highway department were to deny the curb cut, they would be essentially denying the use of a property, which is called a "taking". This is a very unlikely scenario.

#### *2. What is ACHC plan if MA Highway does not allow Route 111 access?*

Answer: We do not have a back-up plan.

### **Parking:**

#### *1. Have the rules changed for comprehensive permit? In other words, why were we first told that a comprehensive permit would allow of a smaller number of parking paces, and now told that we will have to plan for full number of parking spaces?*

Answer: The rules for a comprehensive permit have not changed, the extent of our understanding of the process has broadened. This is a work in progress with a group of people who are new to the process. The original plan presented to Town Meeting showed

parking completely on the site because that is what the Acton Zoning bylaw requires, the architect used the bylaw to guide his conceptual design. It was only after town meeting that a suggestion was made to the Town Manager and Peter Ashton from school officials (ACHC was not present) that perhaps satellite parking was an option and they offered space in the Damon School parking lot. To use satellite parking without a variance request, the zoning would have to be changed at town meeting to place the Towne parcel into Kelley's Corner District, which allows for parking off-site. This could also be accomplished with a Comprehensive Permit but not guaranteed in advance.

The Acton Zoning Bylaw requires all parking to be on site (except in KC district) and 2 spaces per housing unit to be included. To do otherwise requires relief from the Board of Appeals. To give relief, the ZBA must find financial hardship should the relief not be granted.

As you can see, the Comprehensive Permit step comes quite late in the process, it could be as much as 6 months from the time the RFP is distributed. If the assumption is made that satellite parking for all or most of the parking is the recommended scenario, you would also assume the schools would proceed with plans to use the space on the East Side of the building in September. However, the ZBA has the final say in where the parking will be placed. They are an independent board, statutorially so, and could likely find that complying with the parking regulations in the Zoning Bylaw does not cause financial hardship for the developer (the applicant). They could deny it and we would be back to square one or they could condition the permit to require the parking be on site.

In order to plan for the full allowance of parking spaces, the land area must be configured to the maximum amount to accommodate these spaces. The original 90 feet would have allowed 38 spaces to be on site ( $19 \text{ units} \times 2 = 38 \text{ spaces}$ ). However, if there are 4 studio units housing only one resident each, as was presented conceptually, that reduces the parking space requirement by 4. Assuming 19 units, that would require a total of 34 spaces on site. ( $15 \times 2 = 30 + 4 = 34$ ). That is the target number we are working with until such time as the design is finalized.

Because the land area has to be known in advance of the awarding of the proposal, by virtue of being published in the MA Central Register, we must ask for the maximum land area agreed upon because we believe it would be very difficult to legally change the borders after the filing. The agreed upon parking lot space is 70 feet to the east of the Towne building.

We must keep in mind that the Town (as body politic) owns all this land; it is only divided up depending on which entity (school or town) is using it. Therefore, the boundaries that we all talk about are somewhat soft and only depend on the current usage for definition. This parcel delineation is an exercise in defining the area of the housing use. Regional land ownership is very different, that is a separate ownership.

*2. Can ACHC guarantee that 38-40 spaces will be built on the East Side if the 70-foot boundary is approved?*

Answer: No, we cannot guarantee anything at this point. We only have a conceptual design that was based on having 90 feet to the East Side. We may need only 34 spaces (see above). We have agreed to live within 70 feet to the east.

3. *How many parking spaces must be adjacent to the building and how many total spaces are required?*

Answer: See above for explanation. Anything other than what is required in the Zoning Bylaw would be a request for relief to the ZBA as part of the Comprehensive Permit. This request would be made consistent with the RFP and/or the negotiations with the developer. There is no guarantee that the ZBA will approve such a variance, which is why we are requesting 70 feet to accommodate as much parking as possible. Again, they are charged with finding financial hardship should relief not be granted. They certainly would not reduce the land area requested. It is our hope that all 3 boards (BOS, SC, ACHC) and town staff would support this request enhancing its chances for approval.

#### **Request for Proposals:**

1. *Will the School Committee be represented on the committee that puts together the RFP?*

Answer: The ACHC is putting together the RFP (see introduction). There may be opportunities for review but there is much work to be done before the draft is ready for any distribution. We report to the BoS and would expect them to review it along with town staff and town counsel. The Massachusetts Housing Partnership will also review the draft.

#### **Other Issues:**

1. *Is there a clear picture of the number of units that will be built?*

Answer: We can only rely on the March 29, 2002 Feasibility Study that was prepared by Ed Marchant, which included a conceptual design by architect Philip Hresko. In that study, the assumption of 19 units was used. Until the selected developer completes the final design, we have no better unit count.

2. *What will happen if affordable housing is not approved?*

Answer: The Board of Selectmen will have to find a new viable reuse.

3. *Is there a decision from the Building Inspector about whether an elevator is necessary or not?*

Answer: Without a design, there has been no decision about an elevator.

Office of the Superintendent  
Acton Public Schools  
Acton-Boxborough Regional School District  
Acton, MA 01720

TO: Don Johnson  
FROM: Bill Ryan  
ON: July 25, 2002  
RE: Towne Building Site Vote, 7/24/02

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The Acton School Committee voted as follows last night (7/24/02) at their meeting:

It was moved, seconded and VOTED:

That the Acton Public School Committee direct the Superintendent to work with the Acton Town Manager to set the boundaries around the Towne Building for purposes of affordable housing to include 70' east of the building, parallel to the building, and to set up a gate so that the school bus loop and the contiguous island can be used as play space. The land use would be contingent upon an affirmative curb cut from Rte. #111, only emergency access from school property, the affordable housing project constructing a fence on the school side of the property line and allowing a School Committee member to review the RFP prior to development of the land.

(VOTE: 4 yes, 1 no)

From: "Acton Housing Authority" <ahabetty@attglobal.net>  
To: "Nancy Tavernier" <tavern@ma.ultranet.com>  
Cc: "Trisha Guditz" <Guditz@cs.com>,  
"Ryan Bettez" <bettezfamly@yahoo.com>,  
"Peter Berry" <pjb@dwbboston.com>,  
"Kevin McManus" <KevinM@NEHE.com>,  
"Katrina Buck" <ggrossi@msn.com>,  
"Dan Buckley" <DJB01720@hotmail.com>,  
"Bob Whittlesey" <rbwhittlesey@earthlink.net>,  
"Nancy Tavernier" <tavern@ma.ultranet.com>,  
"Pam Shuttle" <pam.shuttle@state.ma.us>  
Subject: Towne Parking  
Date: Thu, 25 Jul 2002 10:04:51 -0300  
X-Mailer: Microsoft Outlook Express 6.00.2600.0000

Nancy-

Well after another lengthy discussion the SC voted 70 ft. land transfer for the parking lot-but with conditions. 1). The land transferred for the purpose of a parking lot for the development of Affordable Housing in the Towne School only. 2). A fence would be built on school land at no cost to the schools by the developer and or by the fund raising efforts for landscaping the Towne School building. 3). Entrance and exit from 111 only- with a emergency vehicle entrance in the back 4). There was a request to have an observer from the SC to look over the RFP as it is developed. Kevin stated that the ACHC's meetings were open and we welcomed guests participation- I stated that the ACHC reported to the Selectmen and they will oversee the development of the RFP. There was a later suggestion that it might be less political if the individual representing the schools in the writing of the RFP be a member from the school administration-I'll try to get the exact wording of the motion after I send this e-mail and forward it to everyone-

Charlie Kadlec was present and his main focus was that he was not sure the motion could say only for the use of developing affordable housing. He felt that once the land is transferred as "surplus" the schools would not have another opportunity to revisit the use- Marie stated that school were not deeming it surplus land- the schools need the land but would transfer it for the use of the development of affordable housing. She stated that if affordable housing was not developed then the SC would revisit the land transfer.

Charlie spoke two or three times- His presence has an affect on everyone present- I believe people become more cautious and less vocal of what they say when he is present-

There was a great deal more discussion than I thought would transpire- Including "Why not wait for the first two weeks of school before voting to transfer land"- Why did it have to be done now- I stated that there was new funding to given to a few communities for the development of rental housing for 20 units or less and that we believed we were in that funding round- The announcement of those communities funded was going to be announced within the next 10 days to two weeks- "We need this vote tonight"- We have worked in cooperation and in good faith- We have provided six or eight pages of information answering your questions- There is nothing else we can provide- There is only so much we (ACHC) can be asked to do- "You can only beat the dog just so many times" we your vote for this now!!

Kevin left the meeting stating he is very concerned with the vote that needed to take place at Towne Meeting granting a 50 or 75 year lease- He sees that as another opportunity for those fighting the development of Affordable Housing in the Towne School as an opportunity to once again bring their arguments and fight to Town Meeting.

Kevin and I will be away on vacation until August 12th. If you need us Nancy call us at (207) 282-9051-

Betty & Kevin

From: ALTIERIM@aol.com  
Date: Thu, 25 Jul 2002 15:00:39 EDT  
Subject: Fwd: Towne vote  
To: ahabetty@attglobal.net, ntavern@rcn.com  
CC: MABAshton@aol.com  
X-Mailer: AOL 7.0 for Windows US sub 10509

Dear Betty and Nancy,

Here is the motion that the School Committee passed last night. Thanks to both of you, and to Bob for all of the time you have put into this, and your patience with the process. I will be proud when I see families living in the Towne Building. Thanks for all that you do for our town.

Marie

Return-Path: <blawton@mail.ab.mec.edu>

Received: from rly-xb03.mx.aol.com (rly-xb03.mail.aol.com [172.20.105.104]) by air-xb05.mail.aol.com (v86\_r1.16) with ESMTP id MAILINXB52-0725100620; Thu, 25 Jul 2002 10:06:20 -0400

Received: from mail.ab.mec.edu (mail.ab.mec.edu [216.20.64.3]) by rly-xb03.mx.aol.com (v86\_r1.15) with ESMTP id MAILRELAYINXB35-0725100600; Thu, 25 Jul 2002 10:06:00 -0400

Message-id: <fc.000f6e990055a148000f6e990055a148.55a155@mail.ab.mec.edu>

Date: Thu, 25 Jul 2002 10:02:42 -0400

Subject: Towne vote

To: altierim@aol.com

From: "Bunny Lawton" <blawton@mail.ab.mec.edu>

MIME-Version: 1.0

Content-type: text/plain; charset=ISO-8859-1

Content-Transfer-Encoding: 8bit

X-Mailer: Unknown (No Version)

Marie - here is the text of the Towne vote last night.

I faxed it to Don Johnson and Mary Ann.

Bunny

=====

Office of the Superintendent  
Acton Public Schools  
Acton-Boxborough Regional School District  
Acton, MA 01720

TO: Don Johnson

FROM: Bill Ryan

ON: July 25, 2002

RE: Towne Building Site Vote, 7/24/02

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VOTED: That the Acton Public School Committee direct the Superintendent to work with the Acton Town Manager to set the boundaries around the Towne Building for purposes of affordable housing to include 70' east of the building, parallel to the building, and to set up a gate so that the school bus loop and the contiguous island can be used as play space. The land use would be contingent upon an affirmative curb cut from Rte. #111,

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8/28/03



only emergency access from school property, the affordable housing project constructing a fence on the school side of the property line and allowing a School Committee member to review the RFP prior to development of the land.

(VOTE: 4 yes, 1 no)